



55 CURRIE ST  
ADELAIDE

INFORMATION MEMORANDUM

# WELCOME TO ADELAIDE'S ESTABLISHED WORKPLACE OF THE FUTURE

Imagine working in an iconic destination where businesses, people and the environment thrive together. A place where community, connection, and creativity collide to inspire greater productivity and wellbeing. Welcome to 55 Currie Street, one of Adelaide CBD's most desirable corporate addresses.

This sophisticated A-grade tower is about to complete its transformation into a next-gen workplace with brand-new environments to help you attract and retain the best, build social capital and foster a culture of togetherness for success.



# COMPELLING ADVANTAGES



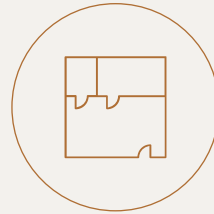
## ICONIC CORPORATE ADDRESS

11-floor, A-grade office building



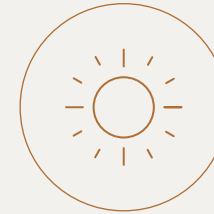
## THE COVETED TOP END OF TOWN

with frontage to Topham Mall, major transport modes and the CBD's burgeoning laneway scene.



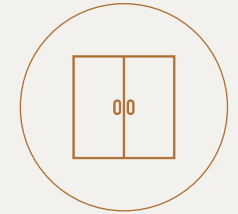
## FINEST CBD FLOORPLATES

Some of Adelaide's largest and most efficient floorplates, up to 2,500 sqm and dual lift lobbies (east & west)



## ADELAIDE'S LARGEST ATRIUM

All floors built around a striking, full-height central atrium for internal views and magnificent skylight



## PRESTIGIOUS ARRIVAL EXPERIENCE

New external entrance and lobby with welcoming concierge\*



## PROMOTING COMMUNITY

New ground floor café, public flexible working areas, third spaces, and 1,000 sqm rooftop wellness and activity space.\*



## LARGE PUBLIC AUDITORIUM

and conference facilities with an adjacent breakout area.\*



## CHAMPIONING WELLNESS

Premium end-of-trip facilities, on-site wellness classes and large north facing terrace.



## SECURE ONSITE PARKING

for 95 cars and 106 bikes, plus a rare CBD loading bay.



## CARBON NEUTRAL CERTIFICATION IN PROGRESS

with 5.5 Star NABERS Energy & 4 Star NABERS Water ratings.



# THE DESTINATION LOBBY

55 Currie Street's brand-new lobby is experience-designed to meet next-gen workplace needs. More than a grand first impression, it will play a pivotal role in community building, event activations, and providing sophisticated third spaces for fresh thinking, quiet productivity and vibrant interactions. The new destination lobby will be completed from Q2 2023.

## ELEGANT STREET PRESENCE

Once complete, the inviting new entrance will add layers of natural beauty to the building while reinvigorating the surrounding area. The foliage-wrapped columns, lush green walls, modern artwork and new seating areas will create an attractive and contemporary entryway and meeting place.







### PRESTIGIOUS ARRIVAL EXPERIENCE

Step into the soaring nine-storey atrium and feel inspired by the impression it creates. The lobby's soon-to-be-completed refurbishment will include a new café, flexible public working areas and bookable meeting and conference facilities in a sustainable biophilic environment.

### A WELCOMING, SEAMLESS JOURNEY

After a warm welcome from our concierge team, lifts rise to the eastern and western end of all floors providing fast, secure and flexible vertical transport for occupiers.



# PROMOTING COMMUNITY



# A COLLABORATIVE AND SOCIAL HUB

55 Currie Street is an incredible enabler of community. Its curated collection of spaces breathes a new life force into the workplace by facilitating chance encounters, collaborations and social fun.

## MEET AND ACHIEVE IN THIRD SPACES

Ignite creativity and increase productivity in our public flexible working areas or bookable meeting rooms and conference spaces. These experience-designed, tech-enabled spaces offer the ideal changes of scenery for brainstorming, out-of-office meetings and high-focus work.

## NETWORK OR RELAX OVER A DELICIOUS MEAL

The vibrant new lobby café will offer coffee and a healthy all-day dining menu for client lunches, informal meetings or social catch-ups.



Artist impression



## HOST A CONFERENCE OR EVENT

The revitalised public auditorium, conference facilities and function area will generate a dynamic hum and plenty of networking opportunities. You can book these contemporary spaces for investor meetings, product launches, company award nights, think tanks, media announcements or catered company events.

SEE YOU IN THE LOBBY

Monthly lobby activations celebrate events in state, Australian and global calendars to foster a vibrant sense of community.





### STAY APPLY IN THE KNOW

Download and join the Host Building app to keep up to date with news, events, trainings and other happenings in and around the building. Book a yoga class, request services, and access special offers such as a Golden Ticket to win free parking for a week.

### FEEL ON TOP OF THE WORLD

The revitalisation of Adelaide's largest office rooftop space is due for completion shortly. Your teams will enjoy incredible skyline views and landscaped breakout areas for socialising, company activities or quiet time. From casual catch-ups to alfresco lunches, this stunning new rooftop oasis will be a breath of fresh air.



Artist impression

# END-OF-TRIP IS JUST THE BEGINNING

From social and environmental to physical, emotional and intellectual wellbeing, we believe in supporting different dimensions of wellness at work.

55 Currie Street is experience-designed and superbly located to care for your people's holistic wellbeing. Here, in this next-gen workplace, they'll benefit from natural light, outdoor spaces, a sense of volume and openness, access to a wide variety of healthy food, stimulating events, social connections, proximity to fitness, and fantastic on-site classes. And the premium end-of-trip facilities? They're a beautiful way to refresh and support your people's daily wellness activities.

55 CURRIE





## END-OF-TRIP



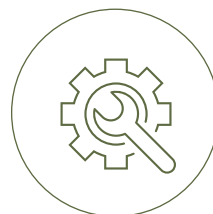
24/7 SECURE ACCESS  
VIA BUILDING CARD



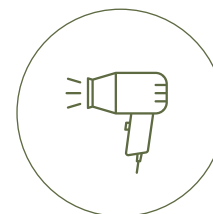
MALE & FEMALE CHANGE  
FACILITIES WITH  
84 LOCKERS EACH



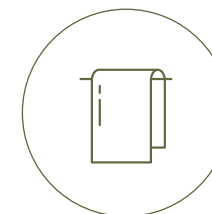
106 BICYCLE CRADLES  
AND SLIDES



BIKE REPAIR STATION/AIR  
PRESSURE PUMP



DRYING ROOM



COMPLIMENTARY  
TOWEL SERVICE



# FACILITATING CONNECTIONS



AN IMMERSIVE LOCATION

# IN THE CENTRE OF EVERYTHING

55 Currie Street connects your people to everything they love – their homes included. Thanks to shorter commutes, exciting eateries, a choice of gyms and superb retail, this iconic destination helps you attract and retain top talent seeking a coveted work-life balance.



## GET HOME IN A FLASH

Enjoy smoother, faster and easier commute with tram and bus links directly outside and Adelaide Train Station only a five-minute walk away.



### WORK IN THE COOL END OF TOWN

This building enjoys dual frontage on Currie Street and Topham Mall – a destination that's recently benefited from being part of the City of Adelaide's revitalisation. The project has injected new life, colour and vibrancy into the mall and connecting laneways, enticing unique businesses such as a micro-brewery and The Meat & Wine Co.



### EAT AROUND THE WORLD

The exceptional eateries surrounding 55 Currie Street provide rich opportunities to try new cuisines for client lunches and staff celebrations. For something a little different, nearby Light Square periodically plays host to Adelaide's best food trucks.



### BE INSPIRED BY CULTURAL EVENTS

Lunchtime culture vultures will love the walkable proximity to Adelaide's best theatres and galleries, offering world-class performances and exhibitions.



### AN OFFICE, IN A CITY, IN A PARK

Thanks to this central CBD location, you're surrounded by gardens, parks and squares with courts, fitness and outdoor recreation spaces, including Adelaide Oval. Many of the city's festivals and events take place in the Botanic Gardens, squares and parklands, and you're in the centre of it all.



# BRILLIANTLY CONNECTED

## CAFES, RESTAURANTS & BARS

1. Lady Burra Brewhouse
2. Proof Bar
3. The Meat & Wine Co Adelaide CBD
4. Peel Street, home to the best boutique bars and cool cafes
5. Duke of York Hotel
6. Shobosho / Leigh Street, foodie destination for discerning Adelaideans
7. Bread & Bone
8. Fugazzi Bar & Dining Room
9. Cafe Bang Bang
10. Booknook & Bean
11. Adelaide Central Market




## HOTELS

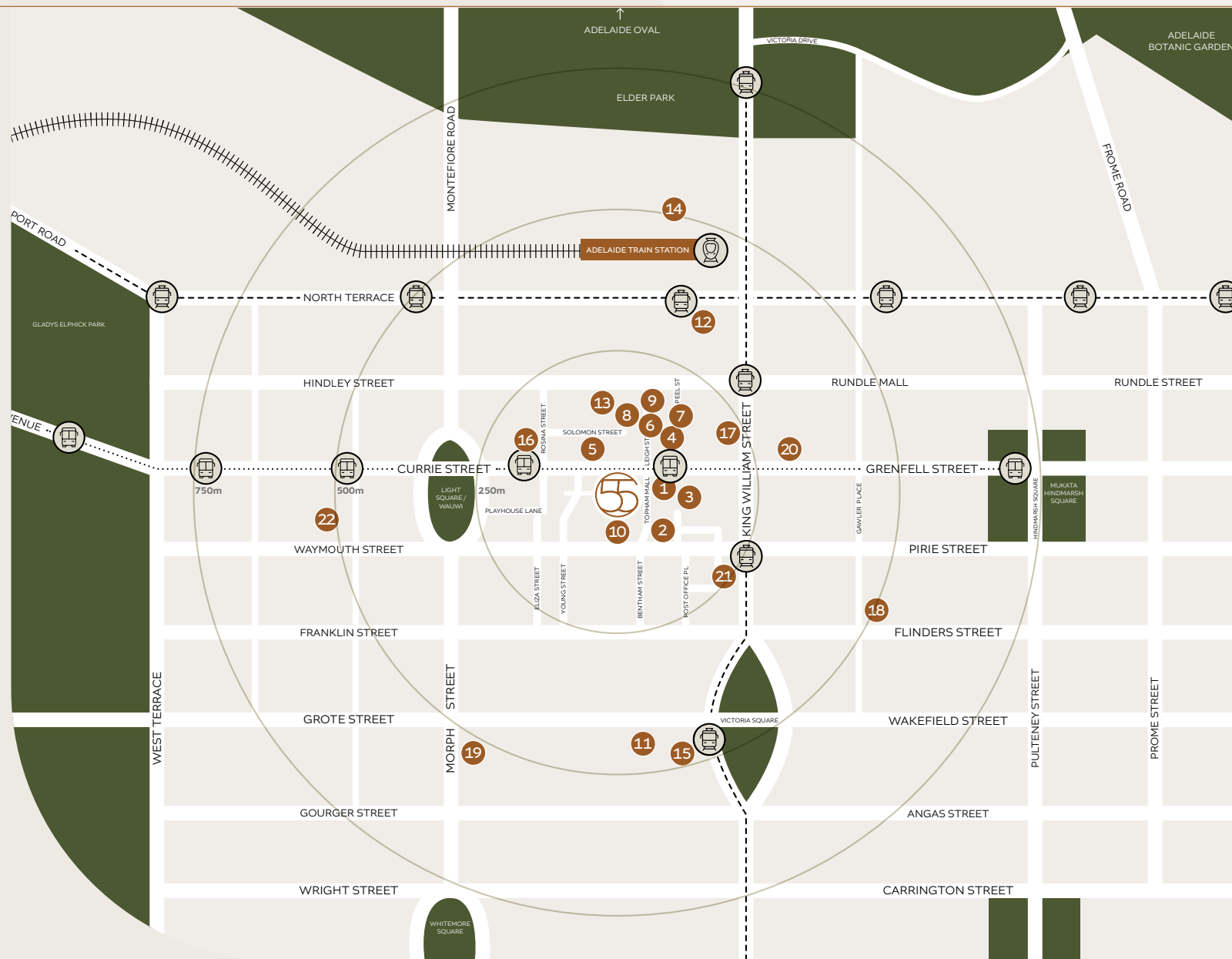
12. Stamford Plaza Adelaide
13. Hotel Grand Chancellor Adelaide
14. InterContinental Adelaide
15. Hilton Adelaide
16. Sofitel
17. The Mayfair Hotel

## CHILDCARE

18. Guardian Childcare & Education Flinders Street
19. Lady Bird Learning Centre
20. Rainbow Zebra Family Day Care
21. Giggling Day Care Centre
22. City West Child Care Centre

## TRANSPORT

-  Tram
-  Bus
-  Train



# INSPIRING CREATIVITY

55 CURRIE





Artist impression

## MORE THAN A WORKSPACE

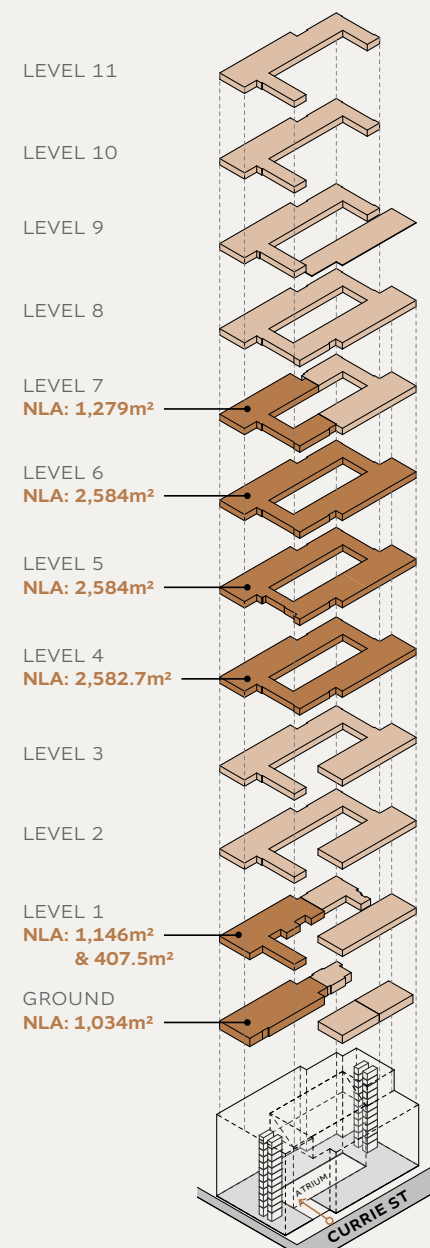
At 55 Currie Street, we recognise that your office is the physical heart of your business. It's the place where progress is made, problems are solved, and relationships are formed in your company's cultural capital.

Our newly refurbished floors are stunning open canvasses to create your unique sense of identity and belonging. Located around the central atrium, they offer internal and external views with incredible natural light for enhanced productivity and wellbeing.

# BUSINESS-READY FOR THE FUTURE

55 Currie Street proudly offers some of Adelaide CBD's largest and most efficient floorplates. Fully refurbished, they are ready for your business to adopt the latest workplace strategies while maximising connectivity over fewer levels.

SPACE	SIZE	AVAILABILITY
Part Ground Floor	1,034sqm	Q3 2023
Part Level 1	1,146sqm & 407.5sqm	Q3 2023
Whole Level 4	2,582.7sqm	Q3 2023
Whole Level 5	2,584sqm	Q3 2023
Whole Level 6	2,584sqm	Q3 2023
Part Level 7	1,279sqm	Q3 2023





# LEVEL 4

## 2,580 SQM

<b>Workstations</b>	258
<b>Boardroom 1</b>	36 pax
<b>Boardroom 2</b>	16 pax
<b>Meeting Room 1</b>	4 pax
<b>Meeting Room 2</b>	6 pax
<b>Meeting Room 3</b>	6 Pax
<b>Meeting Room 4</b>	6 pax
<b>Meeting Room 5</b>	6 Pax
<b>Staff breakout kitchen</b>	37 pax
<b>Collaboration Space</b>	100 pax
<b>Quiet Rooms</b>	14
<b>Study Pods</b>	4



# HIGHLIGHTING SUSTAINABILITY





Artist impression

## CARBON NEUTRAL CERTIFICATION IN PROGRESS

55 Currie Street's innovative approach to urban sustainability continues to prioritise environmental enterprises. The building's remarkable refurbishment harnesses key environmental initiatives to lower greenhouse emissions, promote wellbeing and make the building as green as possible.

### BUILDING A SUSTAINABLE FUTURE TOGETHER

ESR, 55 Currie Street's manager, is driven by space and investment solutions for a sustainable future.

Through the lens of this purpose, ESR is committed to 55 Currie Street's world-class building initiatives to help support your ESG goals and build a sustainable future together.



5.5-STAR NABERS ENERGY RATING



4-STAR NABERS WATER RATING



CARBON NEUTRAL  
CERTIFICATION IN PROGRESS





# TECHNICAL SPECS

## OVERVIEW

Address	55 Currie Street, Adelaide SA 5000
Building Entrances	Currie Street and Topham Mall
No. of Office Floors	11
Building Size	26,116 sqm
Typical Floor Plate	2,582.70 sqm

## AMENITIES

On-Site Tenant Facilities	Auditorium, conference facilities, bar function area, landscaped rooftop terrace, ground floor café, public flexible working space, bookable meeting rooms and conference facilities, exclusive Host Building app access, bookable fitness classes in auditorium, bathrooms, premium end-of-trip facilities, access to exclusive lobby events.
---------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## BUILDING MANAGEMENT

Type	Full on-site Building Management and Operational, and Security Teams with Concierge on site three days a week.
------	----------------------------------------------------------------------------------------------------------------

## COMMUNICATION

MATV and Pay Television	MATV system installed on each floor.
-------------------------	--------------------------------------

## SECURITY

Building Access System	Controlled throughout the common areas by an electronic security access system using proximity card technology.
Concierge Desk	Available in main lobby foyer.
After-Hours Access	Approval must be given by Building Management if any work is to take place outside normal business hours (6.00 am to 6.00 pm Monday to Friday, excluding public holidays). Accessing the building outside the normal opening hours is possible via the after-hours building entry points using an enabled security access card. Some after-hours attendances may require a security guard to attend at the cost of the tenant (at Building Management's Discretion).

Tenancy Access	We recommend installing a system compatible with the base building equipment to avoid having separate cards.
----------------	--------------------------------------------------------------------------------------------------------------

## PARKING

Car Park	95 Basement car parks, operating 24/7.
Nearby Public Parking Stations	UPark Topham Mall, Secure Parking (Plaza Car Park).

## DELIVERIES

Goods Lift	Bookings required through the Host Building app or at Security.
Loading Dock Access	Bookings required through the Host Building app or at Security.
Loading Dock Location	Commercial loading dock access is via Currie Street. Max height 3.4m.

## ENVIRONMENTAL

NABERS Rating	<ul style="list-style-type: none"> <li>• 5.5-Star Energy Rating</li> <li>• 4-Star Water Rating</li> </ul>
Carbon-Neutral Certification	Carbon Neutral certification in progress
Sustainability	A comprehensive waste recycling/reprocessing program is operated within the building. The program aims to reduce the environmental impact of the property's operation and minimise waste costs. Achieved 98% diversion (recycle ratio) on Feb 2023.

## CLEANING

Common Areas	Standard during office hours. Then, detailed cleaning between 5.00 pm and 9.00 pm.
Tenant Area Cleaning	Monday to Friday, as per tenant standard cleaning scope. For other items, lodge a request to the CBRE Pulse Response Centre at <a href="mailto:pulseresponse@cbre.com.au">pulseresponse@cbre.com.au</a> .
Façade Cleaning	Façade: Annual Windows: Annual

## LIFTS

Eastern Lifts	4 Passenger Lifts (1,088 kg)
Western Lifts	4 Passenger Lifts (1,088 kg) & 1 Goods Lift (1,750 kg)
Features	All lift cars are equipped with floor-by-floor access control. Access to secured floors is achieved by presenting a valid access card to the reader to unlock the floor buttons authorised for access on the card.
Monitoring	24/7
Booking	Booking for exclusive lift use can be done through the Host Building app or at Security.

## AIR CONDITIONING

Outside Building Hours	Organised through iFacility. An iFacility login can be provided by Building Management. Minimum chargeable duration is one hour. All extension charges are rounded up to the next hour.
Tenancy Floors	The air conditioning system for both east and western ends has dedicated multi-zone low-rise and high-rise central AHU systems, with master occupancy time schedules. Each floor is fitted with VAV boxes individually controlled by a zone thermostat to maintain the zone conditions.

## FIRE SYSTEMS

Features	<ul style="list-style-type: none"> <li>• Fire Control Panel monitors all fire and life safety features throughout the building via a network of smoke detectors and various other sensors in specific locations on all office levels.</li> <li>• Other features include an automatic fire sprinkler system, hydrants, hose reels, and portable fire extinguishers.</li> <li>• The building is also fitted with an Early Warning Inter-communication System (EWIS), which is used to coordinate building evacuations in the event of an emergency.</li> <li>• All on-site Building Management team members, including our security staff, are trained in emergency management and first aid.</li> </ul>
----------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## Fire Stairs

The building's four fire stairwells are on the north, south, east and west sides.

## ELECTRICAL

Power	3-phase power (embedded metering available).
Tenant Distribution Boards	Generally four per floor (northern, southern, eastern and western core on each floor).
Tenant Lighting	LED Lights.
Emergency and Exit Lighting	Installed on an open plan basis to comply with authority requirements.

## SECURITY

Features	<ul style="list-style-type: none"> <li>• High security environment</li> <li>• Building equipped with CCTV</li> </ul>
----------	----------------------------------------------------------------------------------------------------------------------



# MEET THE TEAM

## MANAGED BY:



ESR Australia is a leading developer and manager of industrial, logistics and commercial property with established fund management capabilities. We are part of the ESR Group, APAC's largest real asset manager powered by the New Economy and the third-largest listed real estate investment manager globally.

With US\$156 billion in gross assets under management (AUM), our fully integrated development and investment management platform extends across key APAC markets, including China, Japan, South Korea, Australia, Singapore, India, New Zealand, and Southeast Asia, with an expanding presence in Europe and the U.S.

ESR aspires to operate sustainably and impactfully, and we consider the environment and the communities in which we operate as key stakeholders of our business.

For more information, please visit [au.esr.com](http://au.esr.com)

## OWNED BY:



Listed on 9 December 2004 on the Main Board of Singapore Exchange Securities Trading Limited ("SGX-ST"), Suntec Real Estate Investment Trust ("Suntec REIT") is one of the leading real estate investment trusts in Singapore, owning income-producing real estate that is primarily used for office and/or retail purposes. As at 31 December 2022, Suntec REIT has assets under management of over S\$12 billion with properties in Singapore, and key Australian cities of Sydney, Melbourne and Adelaide as well as in London, United Kingdom.

Suntec REIT is managed by ARA Trust Management (Suntec) Limited, a wholly-owned subsidiary of ARA Asset Management ("ARA"), part of the ESR Group.

For more information, please visit [suntecreit.com](http://suntecreit.com)



# EXPERIENCE THE ADVANTAGES OF A NEXT-GEN WORKPLACE AT 55 CURRIE ST

**CBRE**

**ANDREW BAHR**

+61 411 049 183  
[Andrew.Bahr@cbre.com.au](mailto:Andrew.Bahr@cbre.com.au)

**GEORGIA TURNER**

+61 433 727 729  
[Georgia.Turner@cbre.com](mailto:Georgia.Turner@cbre.com)



**JAMES YOUNG**

+61 411 130 775  
[James.Young@colliers.com](mailto:James.Young@colliers.com)

**SARA HIGGINSON**

+61 406 663 243  
[Sara.Higginson@colliers.com](mailto:Sara.Higginson@colliers.com)